

Bylaw 20365  
Amendment to Bylaw 17260,  
the Jasper Place Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council considers it appropriate to provide planning policy to guide the future redevelopment of certain lands within the Britannia Youngstown, Canora, Glenwood, and West Jasper Place neighbourhoods;

WHEREAS on September 2, 2015, the Municipal Council of the City of Edmonton passed Bylaw 17260, the Jasper Place Area Redevelopment Plan;

WHEREAS an application was received by Administration to amend the Jasper Place Area Redevelopment Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 17260, Jasper Place Area Redevelopment Plan is hereby amended by the following:
  - a. Delete “Figure 6: Jasper Place Proposed Land Use” and replace with “Figure 6: Jasper Place Proposed Land Use”, attached hereto as Schedule “A”, and forming part of this bylaw; and
  - a. Delete “Figure 14: West Jasper Place Proposed Land Use” and replace with “Figure 14: West Jasper Place Proposed Land Use”, attached hereto as Schedule “B”, and forming part of this bylaw.

READ a first time this	6th day of February	, A. D. 2023;
READ a second time this	6th day of February	, A. D. 2023;
READ a third time this	6th day of February	, A. D. 2023;
SIGNED and PASSED this	6th day of February	, A. D. 2023.


THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR


  
\_\_\_\_\_  
CITY CLERK

# PROPOSED LAND USE


Priority areas for garage and garden suits encourage improved overlook of parks and walkways




Additional opportunities for new commercial uses are limited to help maintain a vibrant Stony Plain Road




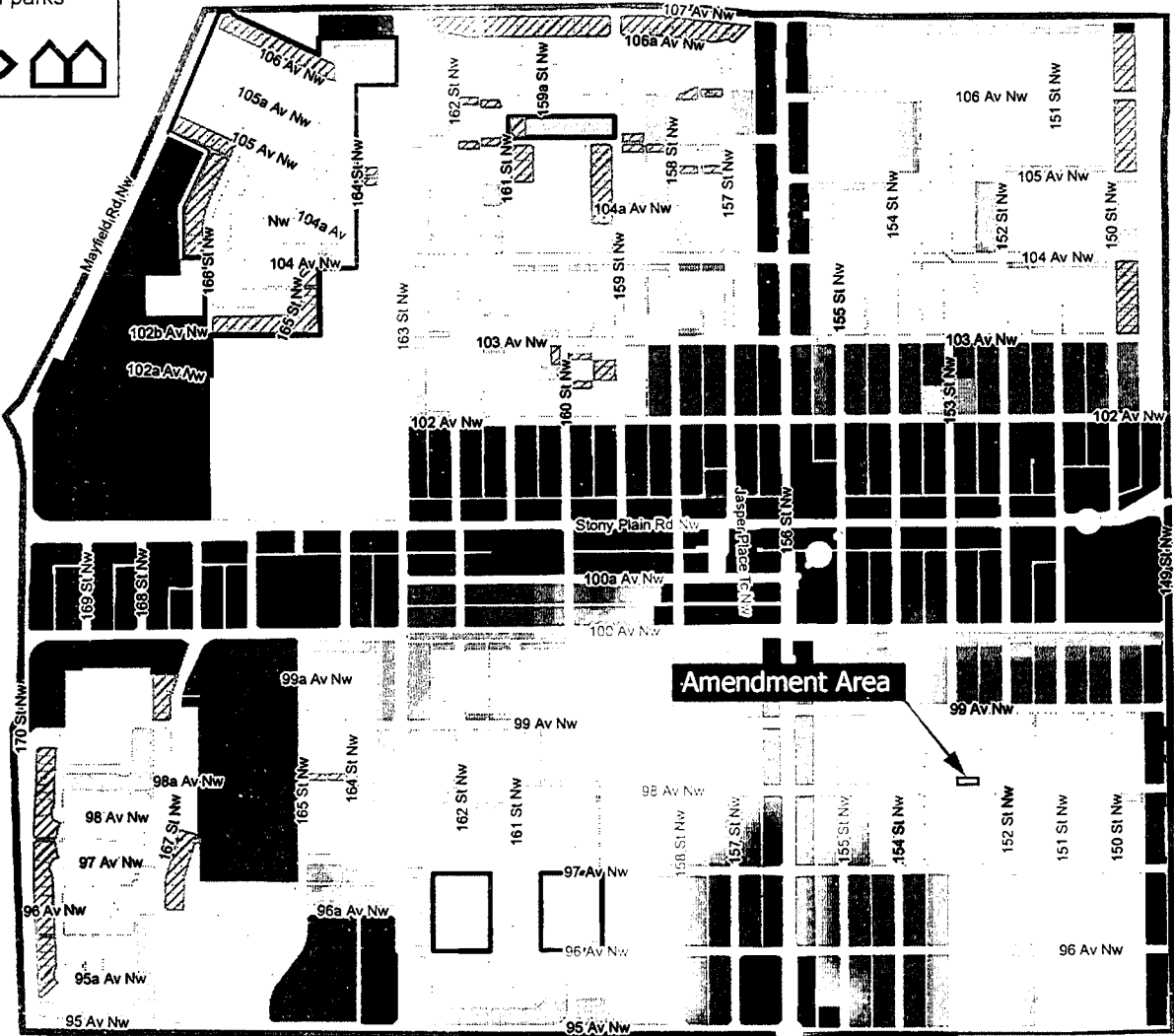
Guidelines encourage commercial buildings to front onto adjacent streets and create a more positive pedestrian experience




Guidelines encourage strong edges along key community corridors




Opportunities for more housing options are provided throughout the neighbourhoods


Opportunities for low rise apartments are maintained. Guidelines encourage redeveloped buildings to have underground parking and be more urban, street-fronting buildings



Guidelines encourage a central mixed use hub to support a vibrant and safe pedestrian oriented shopping street in the heart of Jasper Place, as well as around future LRT



Opportunities for a mix of uses encourage walkable amenities and a sense of safety around the existing transit centre and new LRT stations



Opportunities for ground oriented housing encourage easy access to transit and services, and provide a transition from the corridors into the neighbourhoods






Figure 6: Jasper Place Proposed Land Use

# PROPOSED LAND USE


Additional housing opportunities are provided in proximity to services and transit



**WJP6**  
Mixed use corners will help create vibrant station hubs




Opportunities for row and stacked row housing are provided to allow redevelopment of smaller sites




WJP1

Laneway access is encouraged in areas where this is currently the norm




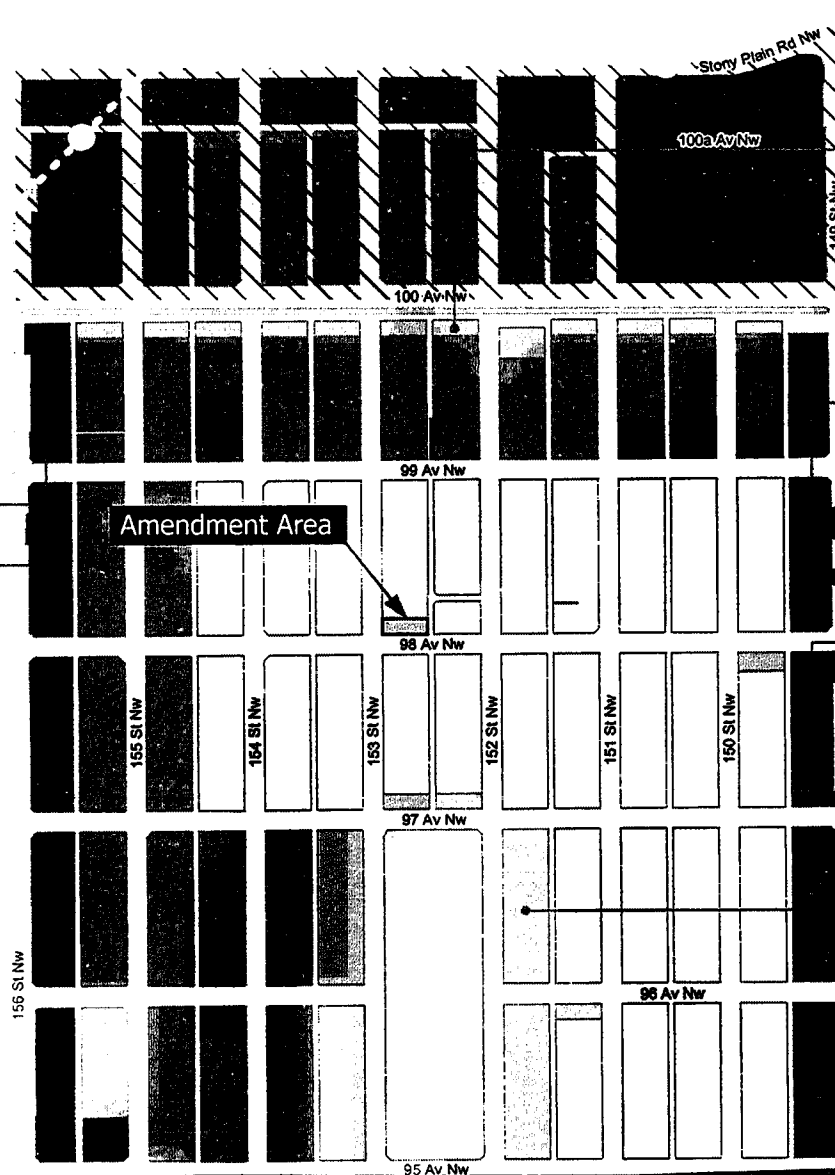
WJP1

Opportunities for more housing options are provided throughout the neighbourhood




WJP1


Front and side setbacks are maintained to promote a sense of space


**WJP2**  
Opportunities are provided for buildings to be oriented towards the shared-use path to provide overlook




Opportunities for new low rise apartments are maintained. Guidelines encourage redeveloped buildings to have underground parking and be more urban, street-fronting buildings



**WJP5**  
Guidelines encourage redeveloped commercial buildings to address adjacent streets to create a more positive pedestrian experience



**WJP2**  
Opportunities are provided to encourage greater overlook of parks and open spaces



**WJP1**  
Corner lot developments are encouraged to address the avenues to create better overlook and a more welcoming pedestrian environment




Figure 14: West Jasper Place Proposed Land Use